



City of Annapolis

Department of Planning & Zoning

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Planning Commission

March 6, 2014

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on March 6, 2014 in City Council Chambers. **Chair** Herald called the meeting to order at 7:07p.m.

Commissioners Present: **Chair** William Herald, **Vice Chair** David Iams, Dr. Eleanor Harris, Robert Waldman, David DiQuinzio

Staff Present: Tom Smith, Virginia Burke

Dr. Harris moved approval of the agenda as modified to postpone the Transportation Board work session to the April 3, 2014 meeting. **Vice Chair** Iams seconded the motion. **Passed 5-0.**

B. APPROVAL OF MINUTES

February 20, 2014 Meeting Minutes

Dr. Harris moved approval of the February 20, 2014 minutes as written. Mr. DiQuinzio seconded the motion. **Passed 5-0.**

D. CONTINUED PUBLIC HEARINGS AND DELIBERATIONS

1. The Enclave on Spa, #PD2013-001

Chair Herald noted that the Enclave on Spa application was continued from the February 20, 2014 meeting to allow the applicants to address the public notice requirement since the posted sign fell during inclement weather. He reopened the public meeting to allow for further testimony.

Mr. Smith distributed a copy of an email to Mr. Shuman from himself that included additional review comments on the revised plans. He also distributed a memorandum that lists the three conditions and indicated that Conditions #1 and #2 from the original list have been revised. There was the addition of a Condition #31 that required all road right-of-ways to become public which would require them to be deeded to the City.

Mr. Hyatt noted that the sign has been reposted to address the public notice requirement. In addition, the applicant has provided a revised site plan that had been distributed for discussion. Mr. Schuman pointed out the revised features specifically that the road has been modified to keep the green area so the units have been bumped out to achieve the required 20-feet. The other change included discussions that are underway for the easement in order to reroute the water and sewer.

Public testimony opened at 7:38pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Raffaella Calabria	64 Gentry Court	X		
Paul Jugeaser	224 Chatham Lane	X		

No one else from the public spoke in favor or opposition of the application so **Chair** Herald declared the public testimony closed at 7:45pm.

Chair Herald accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
3	Schuman email dated 3/5/14
4	Staff memorandum dated 3/6/14
5	The Enclave on Spa Site Plan Zoning Summary dated 3/6/2014
6	Revised Elevation Plan dated 3/4/14

Mr. Mike Irons, Land Development, went over the architectural features of the project and the proposed materials. **Mr. Waldman discussed the siding and architectural elements of the project as it relates to compatibility. He noted that surrounding neighborhoods has either used masonry or cementious (hardy plank) materials indicating that hardy plank is better than vinyl. He expressed his support for Mr. Smith's condition to use hardy plank.**

Voting

Mr. Waldman moved approval of the application subject to the original conditions and the addition of a Condition #32 that reads "The applicant shall investigate pervious surfaces for a third car parking in the single garage units." Dr. Harris seconded the motion. **Passed 5-0.**

E. NEW BUSINESS

1. Resolution #R-4-14

Ms. Virginia Burke presented the resolution to amend the Capital Improvement Program (CIP) to add a project called the Police Department Indoor Firing Range to the CIP document. She pointed out that no funding is requested for this year but the intent is for the project to be funded next year. She noted that the indoor range has been at its current location for 42 years and was recently closed due to code violations. Officer Amoia explained that the Annapolis Police Department was built in 1972 at its current location and included four indoor firing range lanes. This firing range has deteriorated making it unsafe for use. He indicated that firing range has been reviewed to determine what was needed to bring it up to standard and the results of the review indicated a new range.

Mr. Waldman moved to recommend approval of Resolution #R-4-14 to the City Council. Mr. DiQuinzio seconded the motion. **Passed 5-0.** Mr. DiQuinzio agreed to prepare the memo to staff.

D. Miscellaneous

There was a brief discussion regarding the intersection of Admiral Drive/West Street/Chinquapin Round Road specifically staff's report regarding studying this intersection for improvements. Mr. Waldman agreed to draft letter to the Mayor and Council alerting them to the opportunity that this project would bring and circulate to the PC for review.

E. ADJOURNMENT

Mr. Waldman moved to adjourn the meeting at 9:09pm. Dr. Harris seconded the motion. **Passed 5-0.**

The next meeting is scheduled for April 3, 2014.